

**SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
MARCH 23, 2004**

The meeting called to order as the City Council at 10:15 a.m. by Mayor Murphy.

Roll Call Peters, Zucchet, Atkins, Lewis, Maienschein,
 Fyre, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Leslie Girard, City Attorney
Charles Abdelnour, City Clerk
Joyce Lane, City Clerk
Elizabeth Maland, City Clerk

Excused: Madaffer

The meeting adjourned as the City Council at 11:06 a.m. for the purpose of a break.

The meeting reconvened as the City Council at 11:13 a.m. by Mayor Murphy with Council Member Madaffer not present.

The meeting adjourned as the City Council at 11:16 a.m.

The meeting reconvened as the Housing Authority at 11:16 a.m. The meeting adjourned as the Housing Authority at 11:19 a.m.

The meeting reconvened as the City Council at 11:19 a.m. The meeting adjourned as the City Council at 11:59 a.m. to reconvene at 2:00 p.m.

The meeting reconvened as the City Council at 2:12 p.m. by Mayor Murphy with Council Member Madaffer not present. The meeting adjourned as the City Council at 2:15 p.m.

The meeting reconvened as the Special Joint Redevelopment Agency with City Council at 2:15 p.m.

1. **Approval of the minutes of:**

March 9, 2004, special
March 16, 2004, adjourned

Motion by Member Inzunza to approve (with Madaffer not present)
Second by Member Atkins
Vote: 8-0

Joint Public Hearing

3. Concurrent and Joint Public Hearings-KUSI Mixed Use Project-Amended & Restated Owner Participation Agreement with McKinnon Properties, Inc.; Amendments to Centre City Redevelopment Plan and Marina PDO Design Review of Basic Concept/Schematic Drawings; Conditional Use Permit; and Comprehensive Sign Plan. (District 2)

(RA 2004-105)

Subitem A. Certify that the Redevelopment Agency has review and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project (MEIR), the Subsequent Environmental Impact Report to the MEIR and the Secondary Study and Mitigated Negative Declaration of Environmental Impacts for the KUSI Mixed Use Development and the associated implementation activities, including Amendments to the Redevelopment Plan and Marina Planned District Ordinance, Marina Development Permit 2003-33, Conditional Use Permit 2003-33, Comprehensive Sign Plan 2003-33 and the Amended and Restated Owner Participation Agreement, make certain findings regarding the environmental impacts, approve and adopt the Mitigated Negative Declaration and adopt a Reporting and Monitoring Program.

(RA 2004-102)

Subitem B. Approve and recommend to the City Council its approval of the proposed Ninth Amendment to the Centre City Redevelopment Plan (the KUSI Mixed Use Development Amendment) and approve and submit to the City Council the Report to the City Council.

(RA 2004-103)

Subitem C. Approve Marina Development Permit 2003-33, including the Granting of Exceptions and Design Approval of the Basic Concept/Schematic Drawings.

Joint Public Hearing

3. Concurrent and Joint Public Hearings-KUSI Mixed Use Project-Amended & Restated Owner Participation Agreement with McKinnon Properties, Inc.; Amendments to Centre City Redevelopment Plan and Marina PDO Design Review of Basic Concept/Schematic Drawings; Conditional Use Permit; and Comprehensive Sign Plan. (District 2)

(Continued)

(RA 2004-104)

Subitem D. Approve the sale of certain property in the Centre City Redevelopment Project to McKinnon Properties, Inc.; approve the Amended and Restated Owner Participation Agreement and make certain findings regarding the sale of the property.

See Centre City Development Corporation report no. CCDC-04-13; and City Manager report no. CCDC-04-07.

City Council Companion Item no. 332

Pam Hamilton, project manager, Centre City Development Corporation, presented staff report and slide presentation.

Public testimony in opposition by Donald Corteal, Justine Lakin, and Catherine Rodman.

Public testimony in favor by Gary Smith and Kip Howard.

Chair Murphy adjourned the meeting at 3:59 p.m. for the purpose of a break.

Chair Murphy reconvened as the Special Joint Redevelopment Agency with City Council at 4:17 p.m. with Member Madaffer not present.

Joint Public Hearing

3. **Concurrent and Joint Public Hearings-KUSI Mixed Use Project-Amended & Restated Owner Participation Agreement with McKinnon Properties, Inc.; Amendments to Centre City Redevelopment Plan and Marina PDO Design Review of Basic Concept/Schematic Drawings; Conditional Use Permit; and Comprehensive Sign Plan. (District 2)**

(Continued)

Chair Murphy stated we will continue with Redevelopment Agency Item no. 3 and Council Companion Item no. 332.

Motion by Member Zucchet to approve Subitems A, B, C and D, and approve Conditional Use Permit 2003-33 as amended to extend the Public Walk-way from 14 feet to 20 feet in order to add an additional six feet that will fully dedicated for public space (with Fyre in opposition and Madaffer not present).

Second by Member Peters

Vote: 7-1

Redevelopment Agency Resolution and Document numbers, R-03737, R-03738, R-03739, R-03740 and D-03740; City Council Resolution numbers, Subitems A and B introduced, to be adopted on Monday, April 12, 2004; R-298995, R-298996, R-298997, and R-298998.

2. **Eighth Amendment to the Centre City Redevelopment Plan. (District 2)**

(RA 2004-106)

Subitem A. Certifying the Proposed Environmental Secondary Study.

(RA 2004-107)

Subitem B. Approving the proposed Eighth Amendment to the Centre City Redevelopment Plan and the Report to City Council.

See Centre City Development Corporation report no. CCDC-04-12 and City Manager report no. CCDC-04-06, dated February 19, 2004.

City Council Companion item no. 333

Joint Public Hearing

2. Eighth Amendment to the Centre City Redevelopment Plan. (District 2)

(Continued)

David Allsbrook, project manager, Centre City Development Corporation, presented staff report and slide presentation.

Public testimony in opposition by Mesdaq Ahmad, Vnce Bartolaotta, Tony Bedford, Donald Cohen, Cynthia Conger, Bert Decker, David Duea, Corazon Dulay, Jose Antonio Hueso, Robert Leif, Suzanne Leif, John McNab, Gary Nobel, Jarvis Ross, and Barbara Winton.

Public testimony in favor by Leslie Wade, Barbara Warden, Tom Fat, Rob Lankford, Teresa McTige, Gary Smith and Joyce Summer.

Motion by Member Zucchet to approve with direction to staff to come back to Agency with a report on Developer Impact Fees (DIF) within 60 days, and to come back within 120 days with a report regarding Design Review, and better ways to provide both Public Capital Improvements as well as ways to subsidize operation expenses for police and fire (with Fyre in opposition and Madaffer not persent)

Second by Member Atkins

Vote: 7-1

Redevelopment Agency Resolution and Document numbers, R-03741, R-03742 and D-037402a and D-03742b; City Council Resolution number, Subitem A introduced, to be adopted on Monday, April 12, 2004; R-298999.

Adjournment

The meeting adjourned as the Special Joint Redevelopment Agency with City Council at 6:48 p.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego, California